
Agenda Item: Action: Chimney Point PUD Amendment
Date: July 8, 2010
Prepared By: Seana E. Perkins, AICP *SEP*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the proposed amendment to The Chimney Point PUD and Master Plan.

Project Summary

The property owner, Visions Investments, L.L.C., is requesting an amendment to the Chimney Point PUD. This portion of the original Chimney Point PUD consists of approximately 2.93 acres and is located south of NW 19th Street, north of NW 18th Street and west of NW Boulder Ridge Lane.

The request is to amend the original Chimney Point PUD by changing 15 single family detached lots into 22 single family bi-attached lots. The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property.

The original Chimney Point PUD utilized the R-3, Multiple Family Residence District, as the underlying zoning. Bi-attached single family residential units are an allowed use within the R-3 zone, however it was not listed as an allowed use within this area of the original PUD. NW 18th Street, located directly south of the proposed PUD amendment, is designated as a Minor Arterial Street with a capacity and a potential in the future for a high level of vehicle traffic as is typical of an arterial street. The proposed bi-attached units would transition the project from this arterial street to the single family detached homes directly to the north.

Project Report

Land Use

The Land Use Classification for this area, as identified in *The Ankeny Plan*, is Medium Density Urban Residential. Medium Density Urban Residential generally allows for a mixture of housing types including single-family detached, single-family attached and townhouse uses. In new neighborhoods, these areas are generally located toward the outer edges of the neighborhood along arterial streets. The typical density range is six to ten units per acre. The area of the PUD amendment is 2.93 acres, with 22 units proposed, yielding a density of 7.5 units per acre. The type of unit, the location of the units and the density is consistent with *The Ankeny Plan*.

Public Hearing

The following is a list of concerns and questions identified at the public hearing. The research conducted by staff follows each item.

Definition of a Bi-Attached Home: A bi-attached home is a home that shares a common wall with another home. Differing from condominiums or duplexes, each bi-attached unit does include individual ownership of the land.

Clarification of Landscape Buffer and Land Use Transition:

Landscape Buffer – Through the preliminary staff review of the Chimney Point Planned Unit Development (PUD) amendment, staff requested a 25-foot landscape buffer to help beautify the NW 18th Street corridor and to provide some separation between the homes in the PUD amendment area and NW 18th Street. The southern portion of the subject properties are heavily constrained with easements. The utility providers have made the determination that berms and landscape materials will not be allowed within several of the existing easements. The Developer has provided a landscape plan with the PUD amendment that includes shrubs within the NW 18th Street right-of-way in an effort to supplement the existing street trees that are already planted.

Land Use Transition – The City of Ankeny typically transitions land uses from arterial streets utilizing a neighborhood model. The neighborhood model provides a use transition from the arterial street by placing higher intensity uses adjacent to the arterial street and then transitioning to lower density uses away from the arterial streets.

NW 18th Street: NW 18th Street is designated as a Minor Arterial Street in the Ankeny Plan. Minor Arterial Streets in Ankeny can expect 5,000 to 13,000 vehicle trips per day. According to 2009 traffic counts there are currently more than 7,200 vehicle trips per day on NW 18th Street between NW State Street and NW Irvinedale Drive. NW 18th Street will eventually connect to Highway 415 as development continues to the west of Chimney Point.

Traffic: According to the Institute of Transportation Engineers (ITE), *Trip Generation* manual, the average number of vehicle trips per single family detached dwelling unit on a weekday is 9.57 trips. The average number of vehicle trips per dwelling unit for residential condominium and townhouse units is 5.86. The ITE manual defines residential condominiums/townhouses as single-family ownership units that have at least one other single-family owned unit within the same building structure. Therefore, each bi-attached unit will have 3.71 less vehicle trips per weekday. The originally approved Chimney Point PUD included 15 single family detached homes which the Developer is proposing to replace with 22 bi-attached units. If we apply the single family vehicle trips per day to the 15 approved single family detached units we have a total of 143.55 vehicle trips per day. With the proposed 22 bi-attached units, there would be 128.92 trips per day as shown in the following table:

Use	Number of Units	Vehicle Trips Per Lot on Weekday	Total Vehicle Trips Per Number of Lots
Single Family Detached	15	9.57	143.55 trips
Bi-Attached	22	5.86	128.92 trips

Parking: On street parking is currently allowed on the south side of NW 19th Street. This parking will be limited due to the seven additional homes on this street, which is the difference between the approved 15 lots to the proposed 22 bi-attached units. However, the proposed PUD amendment does require a garage and will allow for parking in the driveway. Further, the City does have the ability to change the side of the street that on-street parking is allowed on. If parking does become a concern the City can change the parking regulations on NW 19th Street to allow parking on the north side, rather than on the south side of the street. As shown on the attached maps, staff inventoried the Chimney Point neighborhood and found that out of the 29 homes that are constructed or have building permits issued, ten have building permits issued for existing or planned garages and the remaining 19 homes do not have garages.

Existing Conditions: The Developer has an approved PUD, Chimney Pointe PUD. The existing approved Chimney Point PUD includes six distinct areas that identify different uses and have their own specific bulk regulations:

Area A – 103 Single Family Residential Lots

Area B – 13 Single Family Detached or Bi-attached Lots

Area C – 45 Single Family Detached or Bi-attached Lots
Area D – Townhomes
Area E – Commercial
Area F – Park

The first subdivision plat, Chimney Point Plat 1, includes 57 lots, 47 in Area A, eight in Area B and two in Area C. Although the lots in Area B can be bi-attached, the PUD states that there cannot be less than a block of five of either housing option within this area. The lots platted in Area B that have been built upon have been constructed as single family detached and therefore effectively prevent further bi-attached housing units in this area until additional lots are platted.

As identified on the attached maps, out of the 57 lots that were platted within Chimney Point Plat 1, 22 of the lots are fully constructed and have final certificates of occupancy issued. Two additional properties have temporary certificates of occupancy issued and five additional lots have building permits issued. Three additional lots have been purchased from the Developer. As stated in the public hearing, the Developer has identified a reluctance of builders or potential home owners to purchase the lots on the south side of NW 19th Street for single family homes.

Architecture: In response to the public hearing on July 6, 2010, the applicant has submitted a revised architectural character section which includes a list of architectural options to ensure architectural variety of the bi-attached housing as well as a process for their review. The Developer is taking the responsibility of reviewing all architectural plans for conformance with the architectural character elements. Each structure will be required to vary from adjoining structures with the use of three architectural character elements from the following list:

- Siding styles to include horizontal lap, vertical, shingle/shake;
- Earth tone building colors;
- Brick and stone veneers to include type, material and color;
- Roof type and style to include hip, gable, gambrel and shed;
- Building material variation;
- Mirrored building plan; and,
- 1 ½ story and 2 story façade elevation appearance for a minimum of three of the 11 structures.

Staff has reviewed the revised architectural section and finds that it provides both the architectural variety and process that was requested during the public hearing.

Property Values: To staff's knowledge there has not been a specific local study completed that would support the belief that constructing bi-attached single family residential homes in close proximity to single family detached homes would lower or raise the surrounding property values of the single family detached homes.

Staff is familiar with a study completed by the Family Housing Fund, a nonprofit organization, in the Twin Cities area of Minnesota. Completed in 1997, this study, titled *Affordable Rental Housing Does Not Reduce Property Values – The Evidence from the Twin Cities*, compared home sales prices from 11 cities, in the neighborhoods surrounding *affordable housing* before and after the developments were built. The report found that:

1. Prices of homes located near affordable rental housing grew at least as quickly after the rental housing was built as before.
2. Prices of home located near affordable housing were as high or higher than those located farther from rental housing in 98 percent of cases.





3. Home sellers generally received at least as high a percentage of their asking prices for their homes after the construction of nearby rental housing as before.
4. Homes sold more quickly after the construction of nearby rental housing as they did before the rental housing was built.

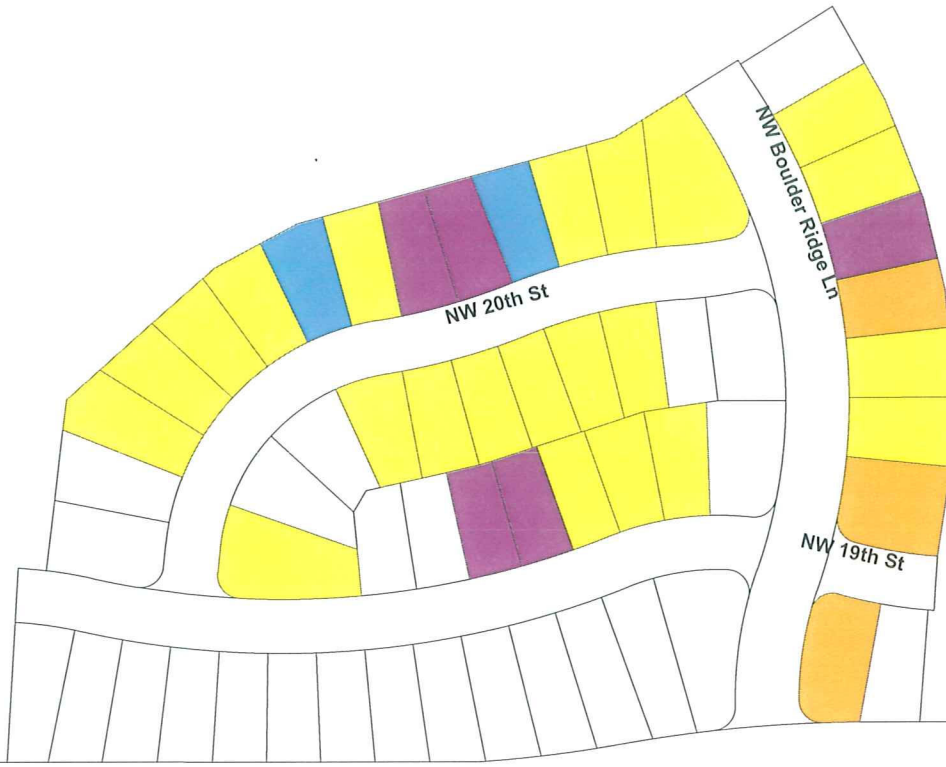
It should be noted that this represents one study from the Minneapolis market, not the Des Moines/Ankeny market, and it can be argued that a multitude of factors influence the value of property. It should also be noted that this particular study addressed the impacts of **affordable rental housing** rather than **market rate housing**. The developer of the subject project is proposing market rate bi-attached single family homes.

Summary

The proposed rezoning is consistent with the Medium Density Urban Residential Land Use Classification of the Comprehensive Plan for this property. The bi-attached homes would provide a land use transition between NW 18th Street and the single family detached homes on the north side of NW 19th Street. Although the Developer is proposing seven additional housing units, the traffic from the proposed 22 bi-attached units will be less than that of the 15 single family detached homes as planned in the approved PUD. The seven additional proposed homes will limit the parking on the south side of NW 19th Street, however garages have only been constructed for approximately one-third of the existing single family homes in Chimney Point Plat 1 and, if warranted, the City may alter the on-street parking to allow parking on the north side of NW 19th Street rather than on the south side. The bi-attached homes are required to have at least a single car garage. Staff is not aware of a local study which shows a depreciating property value due to the proximity to single family bi-attached homes, however this report does reference a study from Minneapolis which does not support the loss of property value. Lastly, the developer has provided a revised architectural character section for the Chimney Point PUD that includes the sought after architectural variety and a process by which the Developer will review the architectural plans provided by each bi-attached builder.

CHIMNEY POINT PLAT 1

-  Properties Not Owned by Developer
-  Properties with Final CO
-  Properties with Building Permit - No CO
-  Properties with Temp. CO



N



1 inch = 200 feet



city of
Ankeny

bringing it all together

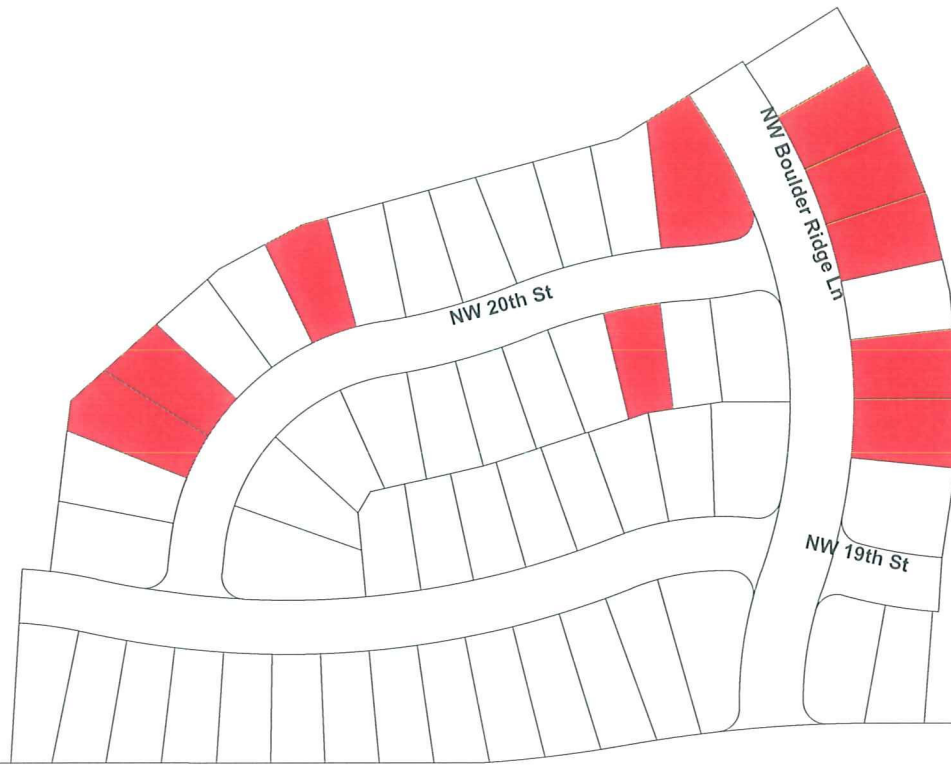
Plan and Building Department
220 West First Street
Ankeny, IA 50023-1751
(515)963-3550 - (515)963-3535 fax
www.ankenyiowa.gov

GARAGES

(either constructed or permitted to be constructed)



Garages



1 inch = 200 feet



city of
Ankeny

bringing it all together

Plan and Building Department
220 West First Street
Ankeny, IA 50023-1751
(515)963-3550 - (515)963-3535 fax
www.ankenyiowa.gov